

# Appendix B:

## List of Acronyms

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AAF	Annual Adjustment Factor
ACC	Annual Contributions Contract
ADA	Americans with Disabilities Act
AFR	Applicable Federal Rate
ASA	American Society of Appraisers
CDC	Community Development Corporation
CFR	Combined Federal Register
CNA	Capital Needs Assessment
DSCR	Debt Service Coverage Ratio
DUS	Delegated Underwriting and Servicing
ELIHPA	The Emergency Low Income Housing Preservation Act of 1987
EUL	Estimated Useful Life
FHA	Federal Housing Administration
FMR	Fair Market Rent
FNMA	Federal National Mortgage Association
FY	Fiscal Year
FYE	Fiscal Year End
GTR	Government Technical Representative
HAP	Housing Assistance Payments (for Section 8 contracts)
HFA	Housing Finance Agency (state or local)
HUD	Department of Housing and Urban Development
IREM	Institute for Real Estate Management
ITAG	Intermediary Technical Assistance Grant
LDP	Limited Denial of Participation
LIHRPHA	Low Income Housing Preservation and Resident Home Ownership Act of 1990
LIHTC	Low-Income Housing Tax Credit
LTV	Loan-to-Value (Ratio)
MAHRA	Multifamily Assisted Housing Reform and Affordability Act, Public Law 105-65
MIP	Mortgage Insurance Premium
NOI	Net Operating Income

OCAF	Operating Cost Adjustment Factor
OMHAR	Office of Multifamily Housing Assistance Restructuring
OTAG	Outreach and Training Grant
PAE	Participating Administrative Entity
PCA	Physical Condition Assessment
PHA	Public Housing Authority
PRA	Portfolio Restructuring Agreement
PPC	Partial Payment of Claim
RAAP	Rental Assistance Assessment Plan
REAC	Real Estate Assessment Center
REMS	Real Estate Managers System
TPA	Transfer of Physical Assets
UPB	Unpaid Principal Balance
UPCS	Uniform Physical Condition Standards
USPAP	Uniform Standards of Professional Appraisal Practice
Section 202	Section 202 of Housing Act of 1959. Assistance for Elderly Affordable Housing
Section 221 (d)(4)	Section 221(d)(4) of the National Housing Act. Mortgage Insurance for Rental and Cooperative Housing
Section 223 (a)(7)	Section 223(a)(7) of the National Housing Act. Mortgage Insurance for Refinancing an Existing FHA-insured Mortgage
Section 223 (f)	Section 223 (f) of the National Housing Act. Mortgage Insurance for Multifamily Refinancing
Section 236	Section 236 of the National Housing Act. Rental and Cooperative Housing Interest Reduction Payments
Section 515	Section 515 of the Housing Act of 1949. Direct and Insured Loans to Provide Housing for the Elderly and Families in Rural Areas